

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

**NOTICE OF INVITATION TO BID FOR LEASING
OF STATE-OWNED FREEWAY LEASE AREAS**

JUNE 11, 2009

ORAL BIDS WILL BE ACCEPTED BY THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, DISTRICT 7, **IN CONFERENCE ROOM 01.040A ON THE FIRST FLOOR, AT 100 S. MAIN STREET, LOS ANGELES, CALIFORNIA, ON THURSDAY, JUNE 11, 2009 AT 11:00 A.M. SHARP** FOR THE PURPOSE OF LEASING PROPERTIES SHOWN ON PAGES 10-12 OF THIS PACKAGE. **BIDDER REGISTRATION BEGINS AT 10:00 A.M. AND ENDS PROMPTLY AT 10:59 A.M.**

PLEASE PROVIDE AMPLE TIME TO FIND PARKING, SINCE THERE WILL BE NO PARKING AVAILABLE AT THE AUCTION SITE. ADDITIONAL TIME SHOULD ALSO BE ALLOTTED TO OBTAIN A VISITOR'S BADGE BEFORE ENTERING THE ROOM WHERE THE AUCTION REGISTRATION AND BIDDING WILL TAKE PLACE.

ORAL BID AUCTION

THOSE WISHING TO PARTICIPATE IN THE AUCTION MUST ARRIVE PRIOR TO BIDDING TO REGISTER. ALL PARTICIPANTS (INCLUDING PRESENT TENANTS) MUST BRING A CASHIER'S CHECK FOR EACH PARCEL BID UPON IN THE AMOUNT OF THE INDICATED BID DEPOSIT AND A COMPLETED "**BIDDER INFORMATION SHEET**" (PAGE 3) TO THE AUCTION. CASHIER'S CHECKS WILL BE INSPECTED PRIOR TO BIDDING. BIDDER INFORMATION SHEETS WILL BE COLLECTED PRIOR TO BIDDING.

FOR FURTHER INFORMATION

Please visit our website:
www.dot.ca.gov/property/

or

You may contact our Right of Way Airspace Agents:

KATHERINE CHEN @ (213) 897-0755 Email: katherine_chen@dot.ca.gov
GARY GEORGE @ (213) 897-3281 Email: gary_george@dot.ca.gov

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- 15. 07-VEN-101-14**

BIDDER'S NAME: _____

ADDRESS: _____

TELEPHONE: () _____ - _____ CELL PHONE: () _____ - _____ PAGER: () _____ - _____

IF YES, NAME OF BUSINESS: _____

Signature _____ Date: _____

PARCEL # TO BE BID ON: _____

BIDDER NUMBER: _____ (to be completed by Caltrans when presented by bidder on the day of the auction)

GENERAL BID PROCEDURES

1. The successful bidder must provide a completed and signed Non-Residential Lease Application within (5) working days from date of auction. Should Caltrans determine that any of the statements, representations or certifications contained on said Non-Residential Lease Application are incorrect, false or misleading, the successful bidder will be given (5) five working days to rectify any deficiencies. If the successful bidder fails to rectify any deficiencies, the successful bidder's bid may be rejected and will result in forfeiture of the entire amount of the successful bidder's bid deposit, which may be retained as liquidated damages.
2. No bid shall be accepted which is less than the minimum monthly bid as shown on pages 10-12 in this package.
3. Caltrans reserves the right to refuse any or all bids and to make reasonable changes to the terms of the Oral Bid Auction prior to the bidding process.
4. Caltrans reserves the right to change the bidding increments at our discretion.
5. Bid Deposit: Each winning bid must be accompanied by a bid deposit in the form of a certified or cashier's check payable to **State of California** or **California Department of Transportation**. A Public Agency shall have the option of submitting the required rental and security deposit following its Board Approval of the State's Standard Lease Form.
6. Deposits and First Month's Rent: The successful *bidder* shall present a certified or cashier's check in the amount equal to the difference between the bid deposit and the security deposit not later than fifteen (15) days prior to the commencement date of the lease. Bid deposit is defined as the minimum bid amount plus \$1,000.00. Security deposit is defined as the winning bid amount plus \$1,000.00. In addition, *Lessee* will present a certified or cashier's check for the first months rent not later than fifteen (15) days prior to the commencement date of the lease. This check should be delivered or mailed directly to the following address:

California Department of Transportation, District 7
Office of Right of Way Airspace Development Branch
Attn: C. Paul LaMond, Chief
100 S. Main Street, MS-6
Los Angeles, CA, 90012.

Failure to pay by the date indicated may result in forfeiture of the bid deposit, which may be kept by Caltrans as liquidated damages.

7. The airspace property is being leased in an "as is" condition.
8. Successful bidders are to utilize only the designated area as specified on the attached parcel map and further referenced in their lease.
9. Regarding current or former tenants: All must be current in rental or lease payments and in good standing under any lease or rental agreement with Caltrans. Caltrans may refuse to accept any bid from a current or former tenant who is delinquent in rental or lease payments or in breach of any other provision of a Caltrans lease or rental agreement.

10. Failure of the successful bidder to execute the appropriate Caltrans lease for any reason will be considered a *default* by Caltrans and may result in the forfeiture of the entire bid deposit which may be kept by Caltrans as liquidated damages.

GENERAL DISCLAIMERS

All properties are being leased as parking lots for operable wheeled vehicles and open storage only. Other uses will be considered if they are appropriate for the area in which they are located. All uses must be approved by the Landlord and local jurisdiction.

1. All bidders agree to all terms and conditions in the Standard Parking and Open Storage Lease. If you have questions as to whether your proposed use falls within these guidelines, please call the phone numbers listed on the first page. Prior to the bidding date, a copy of each type of lease will be available for your review at the Right of Way Public Counter, 3rd Floor, 100 South Main Street, Los Angeles from 9:00 AM to 12:00 PM, and 1:00 PM to 3:00 PM. Partial terms of this lease are listed below.
2. The premises shall be used exclusively for the purposes of parking operable wheeled vehicles and open storage only. Other uses will be considered if they are appropriate for the area in which they are located. All other use must be approved by the Landlord and local jurisdiction.
3. Parking of wrecked or inoperable vehicles shall not be permitted.
4. There shall be no operation of facilities for a gasoline supply station. Vehicles used for gasoline or petroleum transportation shall not be permitted on the premises. No bulk storage of gasoline or petroleum shall be authorized.
5. The lessee shall make no improvements or alterations of any kind, to the premises without prior approval from the Landlord.
6. The lessee shall pay all taxes and assessments that may be legally assessed on the Lessee's possessory interest or any improvements or equipment placed on the premises by the Lessee during the tenancy. Payment for all utilities is the responsibility of the Lessee.
7. A maximum of two signs which are no greater than 30 SF of surface area may be erected on the premises upon written approval by the State.
8. No vending or sales of any kind shall be allowed on the premises unless approved by the Landlord.
9. A high standard of cleanliness of the premises shall be required and at the Lessee's expense.
10. The Lessee's use of the premises shall comply with all Federal, State and local law, and at the Lessee's expense.
11. The maintenance of the premises including driveways, fences and guardrails shall be at Lessee's expense. The Lessee shall be responsible for repair to piers, columns, and column protection of the viaduct structure, which may be damaged incident to the Lessee's use of the premises.
12. The Lessee at his expense shall keep in force Public Liability and Property Damage Insurance with a company or companies approved by the State during the term of the lease. The Minimum Limits of Liability are \$ 5,000,000 per occurrence (CSL) for bodily injury and property damage liability combined. The State must be listed as an additional insured. The Certificate of Insurance must also

identify the freeway lease area number. (For More Specific Information see the next Section titled "Insurance Information Sheet")

13. The Lessee shall not assign, sublet, or otherwise transfer the lease without prior written approval by the State and the concurrence of the Federal Highway Administration.
14. Also no assigning, transfers, or subleasing can take place under any circumstances within the first six months of the lease term.
15. If the Lessee assigns, transfers, or subleases the site after the six month period, the Lessee shall pay the Landlord compensation in connection with the transaction in an amount equal to fifty percent (50 %) of any and all consideration, whether in present payments or future payments, which tenant receives from an (the) assignee(s), transferee(s) or subtenant(s) in excess of the amount of rent the Lessee is obligated to pay to the Landlord under the lease.
16. The Landlord reserves a Right of Entry for necessary protection, maintenance, reconstruction, and operation of the freeway structures and appurtenances.
17. The Lessee agrees to comply with the Federal Civil Right Acts of 1964.
18. If trucks are to occupy, the successful bidder (Lessee) shall be required to provide freeway column protection according to Department of Transportation's specifications for those airspace sites which are for other than automobile parking at the successful bidders own cost. Prior to the bidding date, a copy of the column protection will also be available for your review at the Right of Way Public Counter, 3rd floor, 100 South Main Street, Los Angeles from 9:00 AM to 12:00 PM, and 1:00 PM to 3:00 PM.
19. Storage of combustibles on the leased grounds, including wood pallets, shall not be permitted.
20. Re-Bidding on lots: When a lessee submits a 90-day notice to vacate and gives up a property, the lesser shall not be permitted to bid on the same property next time it is put up for auction.
21. Security Deposit: The State may hold from *Lessee* an amount equal to \$1,000 plus one month's rent as security deposit. Please note that the State does not characterize any portion of this deposit as "last month's rent". In the event of *DEFAULT* on parcels, *liquidated damages may be equal to the entire bid deposit of the minimum bid and may be kept as the default fee.*
22. Special Clauses notwithstanding, either party shall have the right to cancel the lease upon (90) ninety days written notice, except that in the event of a national or other emergency, in which case the State shall have the right of immediate possession.
23. Annual Adjustment to Rent: All leases will be automatically increased 3% each year except for those years that reevaluation of minimum rent is to take place. Reevaluation of minimum rent will only apply to sites that have a 5 year initial term with a one 5 year option.
24. Reevaluation of Minimum Monthly Rent (Leases with 5 year initial terms with 5 year options only): The Reevaluated Rental Rate at the beginning of the lease option term shall be determined by the Landlord unilaterally setting the "fair market lease rate" from a rent survey of reasonably comparable Caltrans and non-Caltrans owned properties within the proximity of the subject property.

If the tenant does not agree with the Landlord's determination of fair market lease rate the Tenant may provide a rental rate determined by a qualified M.A.I. appraiser. If the parties do not agree on a fair market rental rate by the termination date of the original lease, the lease shall terminate. (Please see clause 4.4 of the Lease Agreement for specific language.)

Maps

The maps attached to this announcement inviting bids are solely for reference as to locations. The areas shown on these maps are approximate and calculated as gross areas, unless otherwise indicated.

INSURANCE INFORMATION SHEET

PLEASE GIVE THIS FORM TO YOUR INSURANCE AGENT OR BROKER.

The lease with the State of California, Department of Transportation, requires evidence of satisfactory liability and/or fire insurance. This evidence of insurance must be provided by completing the Department's Certificate of Insurance Form (enclosed) and returning it to the Department. In completing this form, the following requirements must be met:

- A. The Lessee must be shown as Named Insured
- B. The State of California, its officer, agents and employees must be included as Additional Insured, but only insofar as operations under the lease are concerned.
- C. The Lessee at his expense shall keep in force Public Liability and Property Damage Insurance with a company or companies approved by the State during the term of the lease. The Minimum Limits of Liability are \$ 5,000,000 per occurrence (CSL) for bodily injury and property damage liability combined. The State must be listed as an additional insured. The Certificate of Insurance must also identify the freeway lease area number.
- D. The Minimum Limits of Liability are \$5,000,000 per occurrence (CSL) for bodily injury and property damage liability combined.
- E. The insurer will not cancel or reduced the insured's coverage without 30 days prior written notice to the State.
- F. The State will not be responsible for the payment of any premiums or assessments.
- G. If the policy contains any clause excluding coverage as to property in the care, custody or control of the insured, such clause shall not apply with regard to any liability of the State of California, its officers, agents, or employees.
- H. Fire Insurance -The minimum limits of fire insurance coverage must be 100 percent of replacement value.

**PARCELS WITH PARKING AND OPEN STORAGE AGREEMENTS
FOR JUNE 11, 2009 AUCTION**

PARCEL NUMBER	DATE AVAILABLE	GROSS / NET SQUARE FEET	MINIMUM MONTHLY BID	BID DEPOSIT	SPECIAL REQUIREMENTS
<u>07-FLA-10-2</u> 2425 Enterprise Street Los Angeles, CA	November 1, 2009	<u>Gross:</u> 65,043 SF <u>Net:</u> 64,756 SF	\$3,500.00	\$4,500.00	5 Year Lease
<u>07-FLA-10-8</u> Northwest side of the circular eastbound on ramp to Rte. 10 Fwy. Los Angeles, CA	November 1, 2009	<u>Gross:</u> 57,409 SF <u>Net:</u> 57,333 SF	\$7,250.00	\$8,250.00	5 Year Lease
<u>07-FLA-10-43, 45, 46, 47 (combined)</u> <u>10-43:</u> 1751 Grand Ave. beneath the Rte. 10 Freeway Los Angeles, CA <u>10-45, -46, -47:</u> East of Flower Street, west of Hope Street and adjacent to each other beneath the Rte. 10 Freeway Los Angeles, CA	July 1, 2009	<u>Total Gross:</u> 172,090 SF <u>Total Net:</u> 170,788 SF <u>(-43) Gross:</u> 98,737 SF <u>Net:</u> 98,068 SF <u>(-45) Gross:</u> 47,941 SF <u>Net:</u> 47,523 SF <u>(-46) Gross:</u> 17,805 SF <u>Net:</u> 17,590 SF <u>(-47) Gross:</u> 7,607 SF	\$11,500.00	\$12,500.00	5 Year Lease <u>PLEASE NOTE:</u> All (4) parcels to be auctioned together as one unit
<u>07-FLA-10-58</u> Beneath Rte. 10 on northwest corner of Toberman St. and West Washington Blvd. Los Angeles, CA	September 1, 2009	<u>Gross:</u> 39,627 SF <u>Net:</u> 39,376 SF	\$4,700.00	\$5,700.00	5 Year Lease

PARCEL NUMBER	DATE AVAILABLE	GROSS / NET SQUARE FEET	MINIMUM MONTHLY BID	BID DEPOSIT	SPECIAL REQUIREMENTS
<u>07-FLA-10-60</u> North of Venice Blvd., west of Wright Street, at the end of the cul- de-sac. Los Angeles, CA	November 1, 2009	<u>Gross:</u> 45,367 SF <u>Net:</u> 45,267 SF	\$5,880.00	\$6,880.00	5 Year Lease
<u>07-FLA-10-61</u> Southeast of Wright Street, beneath the on- ramps connecting Rte. 10 to Rte. 110 Fwy. Los Angeles, CA	November 1, 2009	<u>Gross:</u> 96,339 SF <u>Net:</u> 96,112 SF	\$19,000.00	\$20,000.00	5 Year Lease
<u>07-FLA-10-69</u> Southwest of Venice Blvd. beneath the southbound Rte. 110 ramp to westbound Rte. 10 Fwy. Los Angeles, CA	January 1, 2010	<u>Gross:</u> 10,441 SF <u>Net:</u> 10,391SF	\$935.00	\$1,935.00	5 Year Lease
<u>07-FLA-10-79</u> East of Lawrence Street, west of Elwood, south of Olympic Blvd. and beneath the Rte. 10 Fwy. Los Angeles, CA	November 1, 2009	<u>Gross:</u> 31,584 SF <u>Net:</u> 31,443 SF	\$4,000.00	\$5,000.00	5 Year Lease
<u>07-FLA-10-83</u> Beneath Rte. 10 Fwy. west of Elwood Street and south of Olympic Blvd. Los Angeles, CA	November 1, 2009	<u>Gross:</u> 29,138 SF <u>Net:</u> 28,954 SF	\$4,000.00	\$5,000.00	5 Year Lease
<u>07-FLA-10-100</u> Southeast of Channing Street, south of 14 th Street undercrossing beneath Rte. 10 Fwy. Los Angeles, CA	November 1, 2009	<u>Gross:</u> 3,890 SF <u>Net:</u> 3,811 SF	\$375.00	\$1,375.00	5 Year Lease

PARCEL NUMBER	DATE AVAILABLE	GROSS / NET SQUARE FEET	MINIMUM MONTHLY BID	BID DEPOSIT	SPECIAL REQUIREMENTS
<u>07-FLA-105-20</u> Beneath Rte. 105 Fwy., south of Imperial Highway, east of Mona Blvd., in the City of Lynwood with the northeast corner belonging to the County of Los Angeles	July 1, 2009	<u>Gross:</u> 134,048 SF <u>Net:</u> 130,265 SF	\$2,400.00	\$3,400.00	5 Year Lease with (1) 5-Year Option
<u>07-FLA-105-21</u> Beneath Rte. 105 Fwy., south of Imperial Highway, west of Alameda Street, in the County of Los Angeles with the southwest corner belonging to the City of Lynwood.	July 1, 2009	<u>Gross:</u> 109,149 SF <u>Net:</u> 108,522 SF	\$2,000.00	\$3,000.00	5 Year Lease with (1) 5-Year Option
<u>07-FLA-110-13</u> Southwest of North San Fernando Road, beneath the Rte. 110 Fwy. Los Angeles, CA	November 1, 2009	<u>Gross:</u> 23,775 SF <u>Net:</u> 23,671 SF	\$1,200.00	\$2,200.00	5 Year Lease
<u>07-FLA-605-4</u> Beneath Rte. 605 Fwy. on the north side of Downey Norwalk Road. Norwalk, CA	December 1, 2009	<u>Gross:</u> 30,303 SF <u>Net:</u> 30,165 SF	\$1,800.00	\$2,800.00	5 Year Lease
<u>07-VEN-101-14</u> Adjacent to Rte. 101 and the northbound on ramp of Rte. 101, west of Rancho Conejo Blvd. Thousand Oaks, CA	October 1, 2009	<u>Net:</u> 155,901 SF	\$5,500.00	\$6,500.00	5 Year Lease <u>See the following page. Please also note:</u> The winning bidder will need to contact the City of Thousand Oaks for all necessary permits and licenses required to conduct business on this parcel. Samples of <u>some</u> of the City's requirements are attached behind the FLA map 07-VEN- 101-14 for review.

SPECIAL REQUIREMENTS FOR 07-VEN-101-14

Daily Use:

The leased premises shall be used exclusively as a parking lot for the purposed of DISPLAYING operable wheeled motor vehicles for private party sale. The Lessee will display in each vehicle one 8.5" x 11" placard bearing a number form 1 to 158 during the hours of operation. Failure to post a placard on any display vehicle may be considered a material breach of the lease. NO OTHER ACTIVITIES OF ANY KIND OR CHARACTER SHALL BE CONDUCTED, PERMITTED OR ALLOWED UPON THE LEASED PREMISES. ALL SALES TRANSACTIONS ARE TO OCCURE OFFSITE.

The Lessee shall be entitled to use the one hundred fifty-eight (158) spaces (space #1 thru space #158) out of the total of one hundred sixty-six (166) spaces from 7:00 PM Friday until 7:00 PM Sunday. The eight spaces shown in outlined in gray (space #159 thru #166) on the enclosed exhibit map shall be reserved for Park and Ride weekend use. (Please note that the space sizes are not to scale on the exhibit map).

The Lessee shall be entitled to use the thirty (30) spaces as shown as spaces #1 thru #12 and #69 thru #86 on the enclosed exhibit map on a seven day per week, twenty-four (24) hour basis. (Please note the space sizes are not to scale on the exhibit map).

Please note that all drive aisles for the Park and Ride are to remain open to the public.

It shall be the responsibility of the Lessee to insure that all vehicles are removed from the weekend space area no later than 7:00 PM Sunday.

Security of Property:

1. As a part of consideration for this lease, Lessee shall maintain an attendant upon the leased premises and within the area of the Park and Ride Lot. This attendant shall be present on the premises at least nine hours per day between 8:00 AM and 5:00 PM, seven days a week. During these hours, the attendant shall perform the following duties:
 - A. Maintain watch over the vehicles parked in the Park and Ride Lot and note any suspicious or potentially criminal activity. In this connection, the attendant shall not confront any suspicious person or expose himself or herself to any physical harm, but shall make notes to assist in the identification of any relevant license number, and shall report such activity as soon as possible to the appropriate law enforcement authority.
 - B. Report any observed safety problems or concerns to the Caltrans Park and Ride Unit.
 - C. Maintain the premises in and around the Park and Ride Lot on a daily basis so that it remains free of all trash, garbage, litter or other materials which are the product of or related to Lessee's activities.
 - D. Assist generally in and around the Park and Ride Lot in the control and removal of litter from any source whatsoever.

PERSONAL INFORMATION NOTICE

Pursuant to the Federal Privacy Act (P.L. 93-579) and the Information Practices Act of 1977 (Civil Code Sections 1798, et seq.), notice is hereby given for the request of personal information by this form. The requested personal information is voluntary. The principal purpose of the voluntary information is to facilitate the processing of this form. The failure to provide all or any part of the requested information may delay processing of this form. No disclosure of personal information will be made unless permissible under Article 6, Section 1798.17 of the IPA of 1977. Each individual has the right upon request and proper identification, to inspect all personal information in any record maintained on the individual by an identifying particular. Direct any inquiries on information maintenance to your IPA Officer.

BUSINESS

BUSINESS NAME	<input type="checkbox"/> Sole Proprietorship	YEARS IN BUSINESS	FEDERAL ID NUMBER	MORTGAGE PAYMENT (per month)	RENT PAYMENT (per month)
	<input type="checkbox"/> Partnership		APPLICATION DATE		
	<input type="checkbox"/> Corporation				
CURRENT BUSINESS ADDRESS (Street, City, State, ZIP Code)				YEARS	MONTHS
CURRENT LANDLORD NAME	BUSINESS TELEPHONE	FORMER LANDLORD NAME		BUSINESS TELEPHONE	
FORMER BUSINESS ADDRESS (Street, City, State, ZIP Code)				YEARS	MONTHS

APPLICANT

NAME (First) (Middle Initial) (Last)			<input type="checkbox"/> Unmarried <input type="checkbox"/> Married <input type="checkbox"/> Separated	DEPENDENTS <input type="checkbox"/> Self <input type="checkbox"/> Children <input type="checkbox"/> Spouse <input type="checkbox"/> Others
DATE OF BIRTH	SOCIAL SECURITY NUMBER	HOME PHONE		
DRIVER'S LICENSE NUMBER	VEHICLE (Year, Make, Model)	NAME/HOME ADDRESS OF NEAREST RELATIVE NOT LIVING WITH YOU		

O C C U P A T I O	CURRENT EMPLOYER			BUSINESS TELEPHONE	
	BUSINESS ADDRESS (Street, City, State, ZIP Code)				
	CURRENT POSITION		MONTHLY GROSS PAY		YEARS
	FORMER EMPLOYER		FORMER POSITION		YEARS
					MONTHS

OTHER INCOME	You need not list income from alimony, child support, or separate maintenance unless you wish it considered for purposes of approving this appl.		DEPOSIT ACCOUNT	Include checking, savings, credit unions, and savings and loan associations.		
				Company Name/Location	Account Number	Average Balance
				Checking: _____	\$ _____	
				Savings: _____	\$ _____	
	Types of Other Income	Monthly Amount		Other: _____	\$ _____	
				Checking: _____	\$ _____	
				Savings: _____	\$ _____	
				Other: _____	\$ _____	

Please check box A if account is joint credit (Applicant and Co-Applicant). Check box B if the credit is in Applicant's name only, or box C if the credit is in your Co-Applicant's name only. Be sure to list all open accounts with or without a balance. Attach separate sheet if necessary.

[illegible]

NON-RESIDENTIAL RENTAL APPLICATION (Cont.)

RW 11-6 (2/1996)

Business Assets

Please attach financial statements for the past two (2) years: (If self-employed or retired, attach financial statements and/or income tax returns.)

I certify that I have never filed for bankruptcy and have no accounts past due.

APPLICANT'S SIGNATURE			DATE	
In Case of Emergency, Notify:	Home Address	Home Phone	City	Relationship
1.				
2.				
Local Personal References	Home Address	Home Phone	Occupation	Length of Acquaintance
1.				
2.				

Sections 7(a)(1) and (b) of the Federal Privacy Act of 1974 (Public Law 93.5.79) provide:

"It shall be unlawful for any Federal, State or Local Government Agency to deny to any individual any right, benefit, or privilege provided by law because of such individual's refusal to disclose his/her social security account number."

"Any Federal, State or Local Government Agency which requests an individual to disclose his/her social security account number shall inform that individual whether that disclosure is mandatory or voluntary, by what statutory or other authority such number is solicited, and what uses will be made of it."

The Department of Transportation's authority for requesting disclosure is Streets and Highways Code Section 104.6, which reads:

"The Department is authorized to lease any lands which are held for State Highway purposes and are not presently needed therefore on such terms and conditions as the Director may fix and to maintain and care for such property in order to secure rent therefrom."

The Social Security Number will be used to (1) trace delinquent tenants who have vacated without leaving a forwarding address; and (2) enable the State Controller to collect delinquent rent by the offset procedure required by State Administrative Manual Sections 8072.3, 8790.7 and 10510, as authorized by Government Code Section 12419.5.

Applicant represents that statements made above are true and correct and hereby authorizes verification of references including but not limited to the obtaining of a credit report and agrees to furnish additional credit references on request. Applicant acknowledges receipt of notification of the provisions of the Federal Privacy Act of 1974 and consent thereof.

I CERTIFY THAT I HAVE READ THE NOTICE TO APPLICANTS DESIRING TO RENT DEPARTMENT OF TRANSPORTATION PROPERTIES AND AGREE TO THE CONDITIONS SET FORTH.

The undersigned makes application to rent nonresidential property designated at address below for the rental fee and upon approval of this application agrees to sign a rental or lease agreement and to pay all sums due before occupancy.

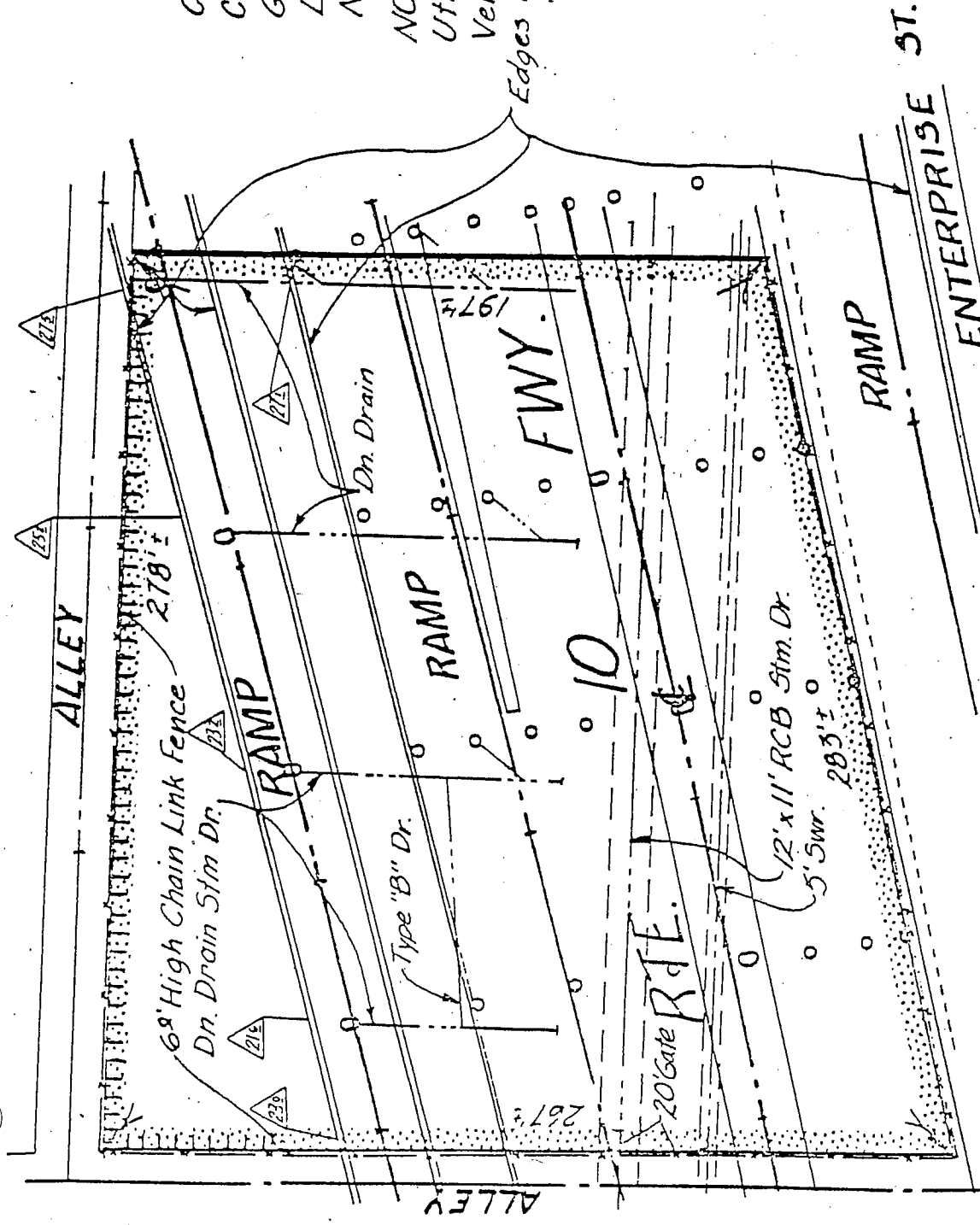
RENTAL PROPERTY ADDRESS	RENTAL FEE
APPLICANT'S SIGNATURE	DATE

DIST.	COUNTY	RTE.	P.M.
VII	L.A.	10	17.7

APPROXIMATE AREAS
 Covered Area 56,450 sq. ft.
 Clear Area 8,593 " "
 Gross Area 65,043 " "
 Less Columns 287 " "
 Net Area 64,756 " "

NOTE: Complete And Accurate
 Utility Data Should Be
 Verified By The Lessee.
 Edges of Structure

Columns:
 o 3' Diameter Column
 o 3' x 6' Oval Column
 Clearance: 25' ±
 Δ Clearance-Ground to
 Soffit.



STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION

INVENTORY

FREEWAY LEASE AREA 07-FLA-10-2

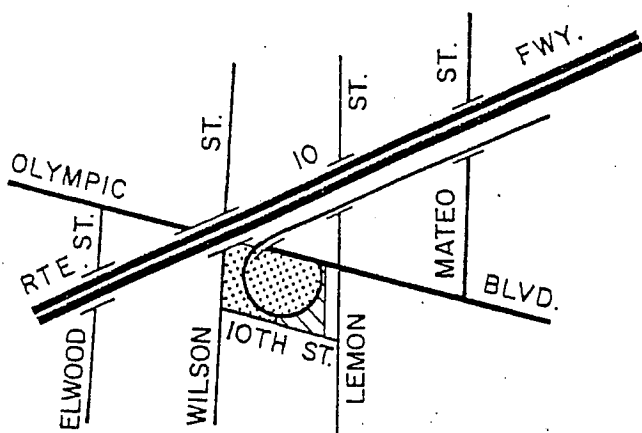
☐ Fwy. Lease Area
☐ Existing Access Control
 DRAWN: DLPCHKD
 DATE: NOV. 20, 1974
 SCALE: 1" = 50'

REF. MAP F2081-5 & APP. FLA 25045-C

25397-C

IN THE CITY OF LOS ANGELES

DIST.	COUNTY	RTE:	P.M.
07	LA	10	17

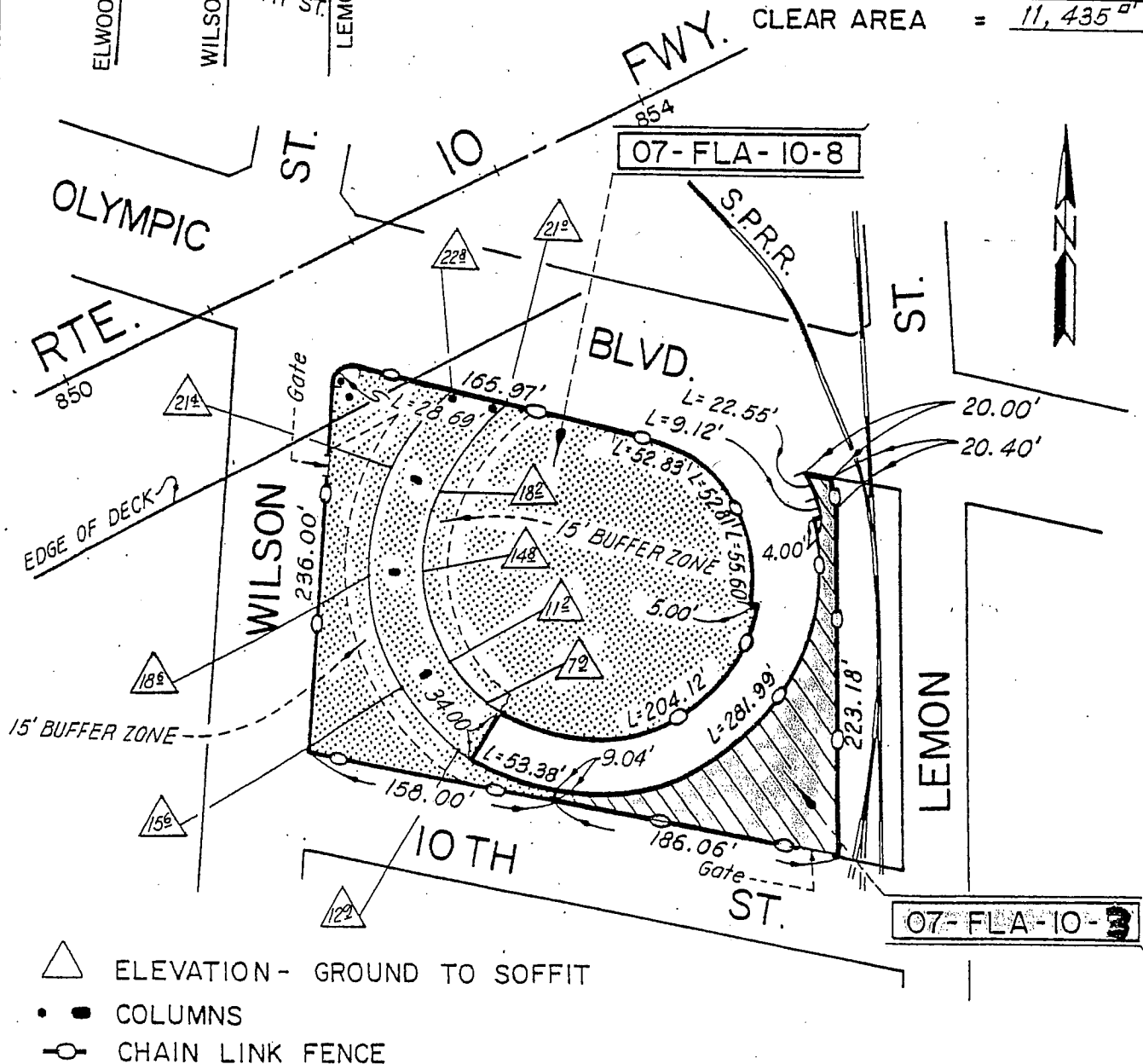


FLA-10-8

GROSS AREA	=	57,409 ^{sq} '
COLUMN AREA	=	76
COVERED AREA	=	9,612
CLEAR AREA	=	47,797

FLA-10-3

GROSS AREA	=	11,435 ^{sq} '
COLUMN AREA	=	0
COVERED AREA	=	0
CLEAR AREA	=	11,435 ^{sq} '



△ ELEVATION - GROUND TO SOFFIT

• COLUMNS

○ CHAIN LINK FENCE

UTILITIES SHOULD BE VERIFIED BY LESSEE.

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION - DISTRICT 07

PRELIMINARY

FREEWAY LEASE AREAS
(07-FLA-10-8 & 07-FLA-10-3)

REF. MAP: F-2081-3 & FLA. APP. MAP NO. 25043-G

SCALE: NONE

DRWN: V.J.R. CHKD: J.I.

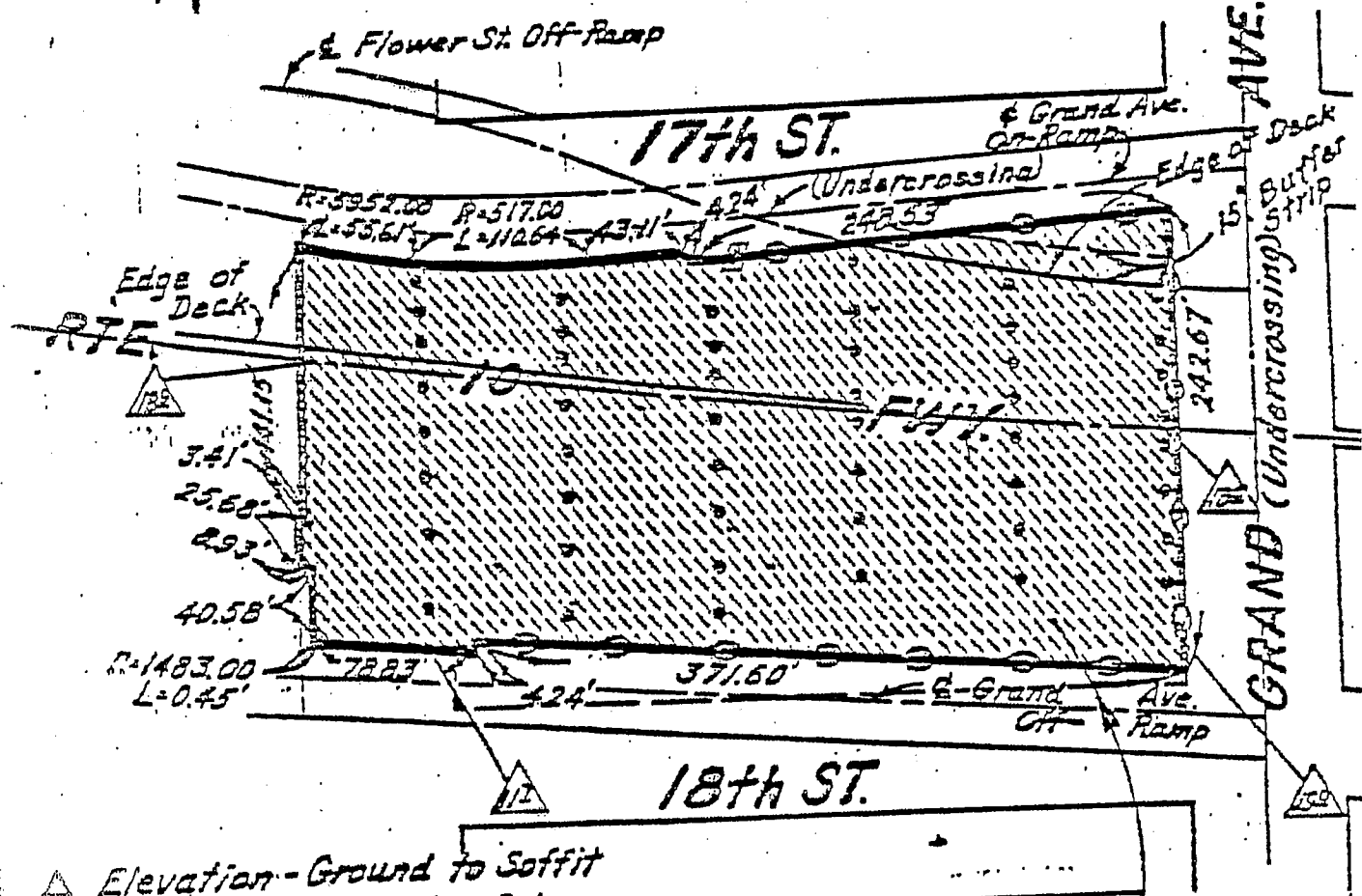
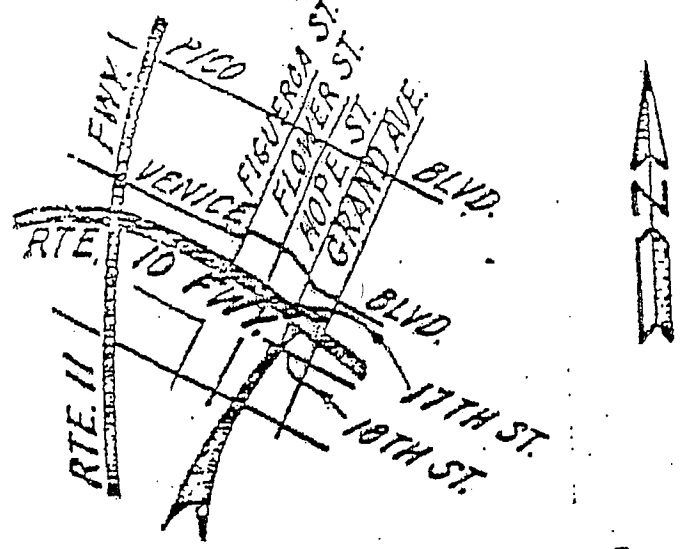
DATE: 10-4-77

25516-C

CITY OF LOS ANGELES

LA 10 Y.O.C.
 FL-10-43
 GROSS AREA = 98,737
 COLUMN AREA = 669
 COVERED AREA = 81,740
 CLEAR AREA = 16,997

EXHIBIT A



- △ Elevation - Ground to Soffit
- 4' Diameter Circular Column
- Chain Link Fence
- 4' X 8' Oval Column With Footings 6' X 14'

07-FLA-10-43

"A"

Utilities should be verified by Lessee

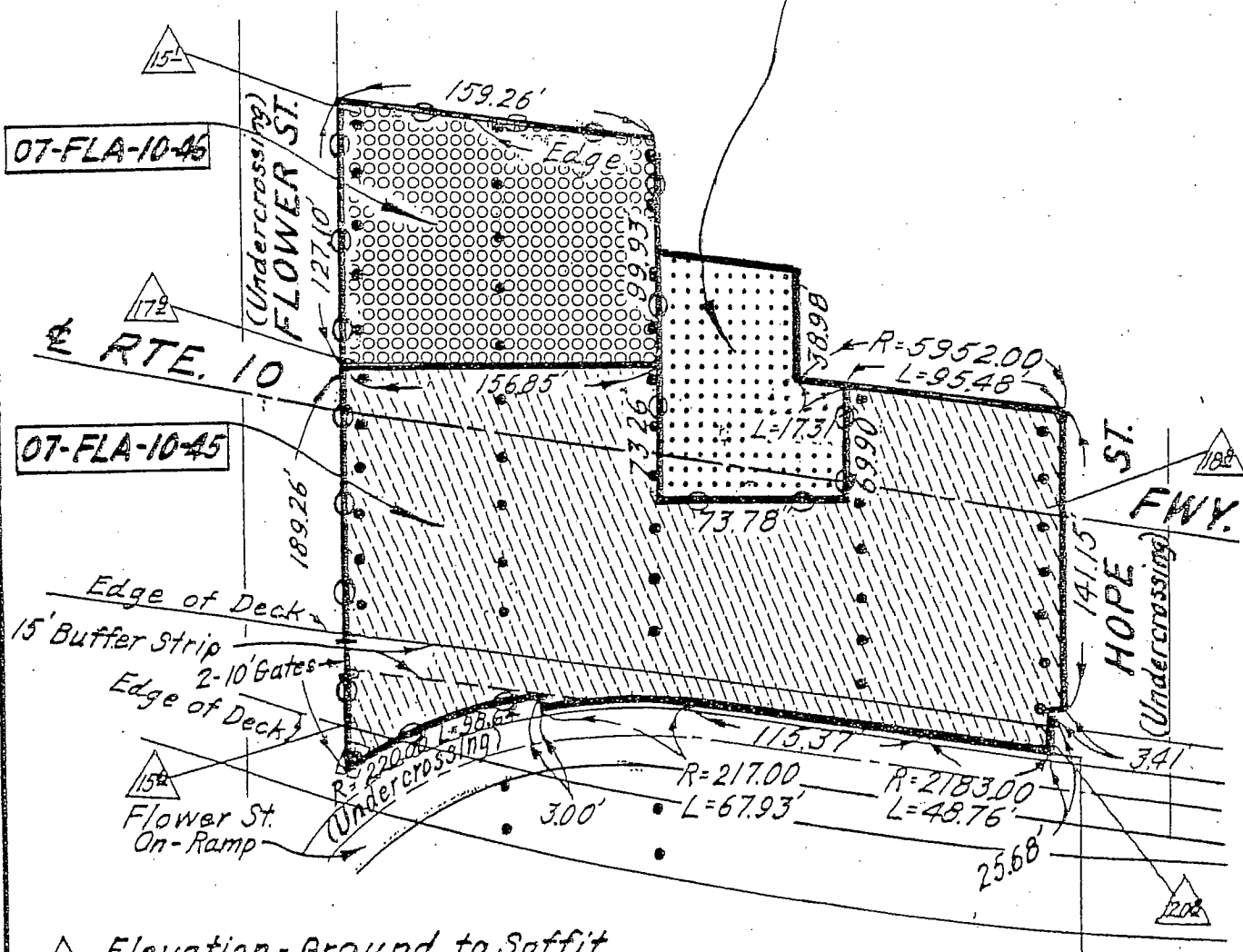
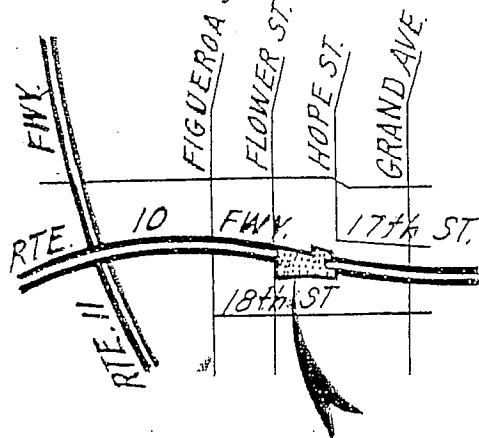
STATE OF CALIFORNIA — DEPARTMENT OF TRANSPORTATION — DISTRICT C	
INVENTORY	SCALE: None
FREEWAY LEASE AREA	DRAWN: HKSCHRD
(07-FLA-10-43)	DATE: 2-19-79
REF. MAP F-2079-1 & FLA-App. Map No 24959-C	

CITY OF LOS ANGELES

DIST.	COUNTY	RTE.	P.M.
07	LA	10	15.2

	GROSS	COLUMN	COVERED	CLEAR
FLA-10-45	47,941	4/8	44,764	3,177
FLA-10-46	17,805	2/5	0	17,805
FLA-10-47	7,607	25	15,624	3,703

Area in Sq. Ft.



- △ Elevation - Ground to Soffit
- 4' Diameter Circular Column
- Chain Link Fence
- ◻ 4'X8' Oval Column
With Footings - 6'X14'

Utilities should be verified by Lessee

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION - DISTRICT 07

INVENTORY

FREEWAY LEASE AREA
07-FLA-10-45, 46 & 47

SCALE: None

DRWN: M.K.SCHKD:

DATE: 2-23-79

Map No. 24964-C

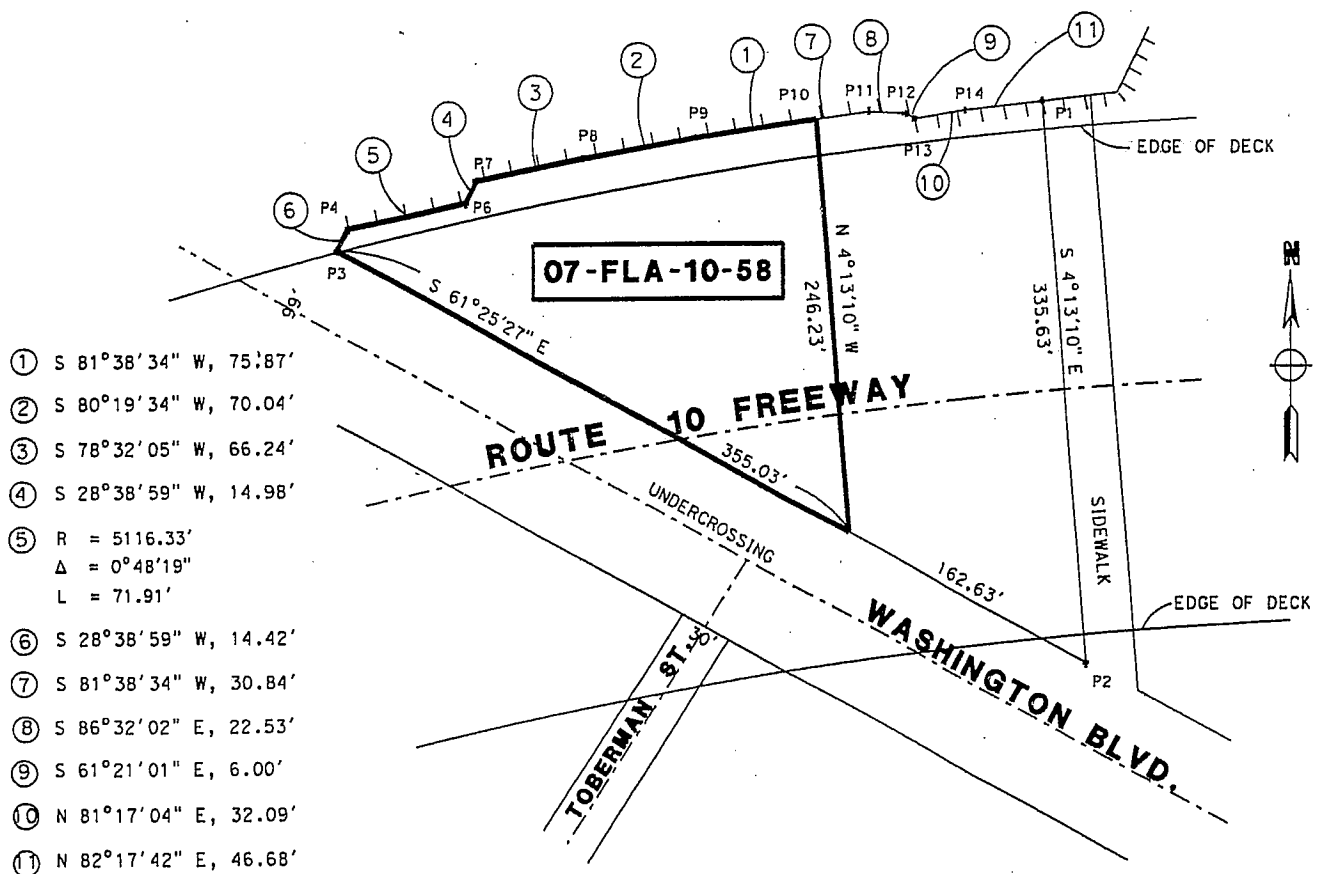
CITY OF LOS ANGELES

WASHINGTON BLVD
MONICA ST
W 18TH ST
W 20TH ST
W 21ST ST
W 22ND ST
W 24TH ST
W 25TH ST
W 26TH ST
W 27TH ST
W 28TH ST
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W 93RD ST
W 94TH ST
W 95TH ST
W 96TH ST
W 97TH ST
W 98TH ST
W 99TH ST
W 100TH ST

LOCATION MAP NO SCALE

APPROXIMATE AREAS		
GROSS	AREA=	39,627 SF
COVERED	AREA=	34,652 SF
CLEAR	AREA=	4,975 SF
LESS COLUMN	AREA=	251 SF
NET	AREA=	39,376 SF

M.R. 3-256/257



INTERSTATE

CITY OF LOS ANGELES

INVENTORY

FREEWAY LEASE AREA

07-FLA-10-58

REF. MAP: F2078-2, 25033-C

SCALE: NONE

DRWN: FC CHKD: JM

DATE: 01-25-2008

IN THE CITY OF LOS ANGELES

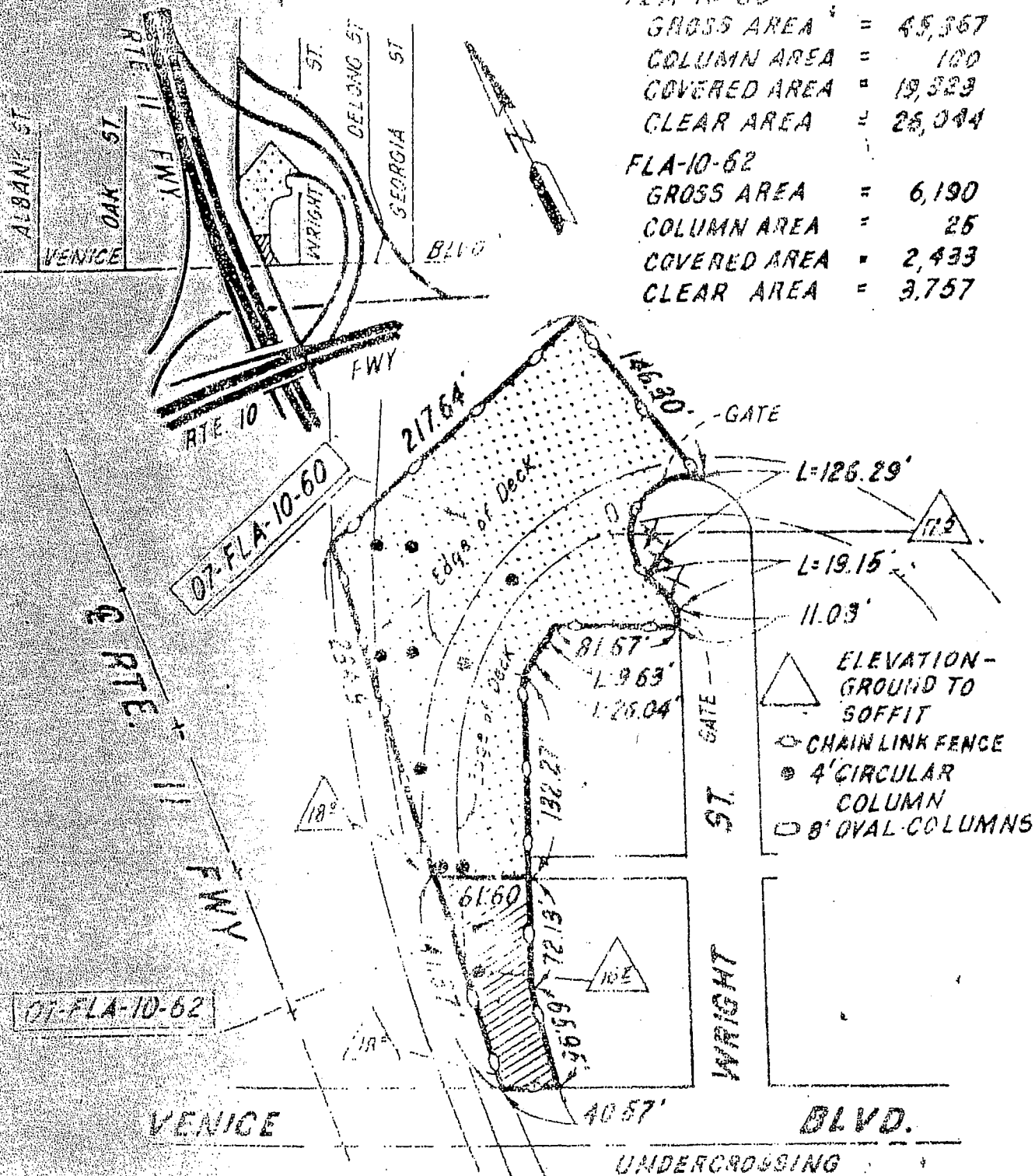
DIST.	COUNTY	RTE.	P.M.
07	LA	10	14.8

FLA-10-60

GROSS AREA = 45,567
 COLUMN AREA = 100
 COVERED AREA = 19,329
 CLEAR AREA = 26,044

FLA-10-62

GROSS AREA = 6,190
 COLUMN AREA = 25
 COVERED AREA = 2,433
 CLEAR AREA = 3,757



UTILITIES SHOULD BE VERIFIED BY LESSEE

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION - DISTRICT 07

PRELIMINARY

FREEWAY LEASE AREAS
(07-FLA-10-60 & 07-FLA-10-62)

M.A.P. F1330

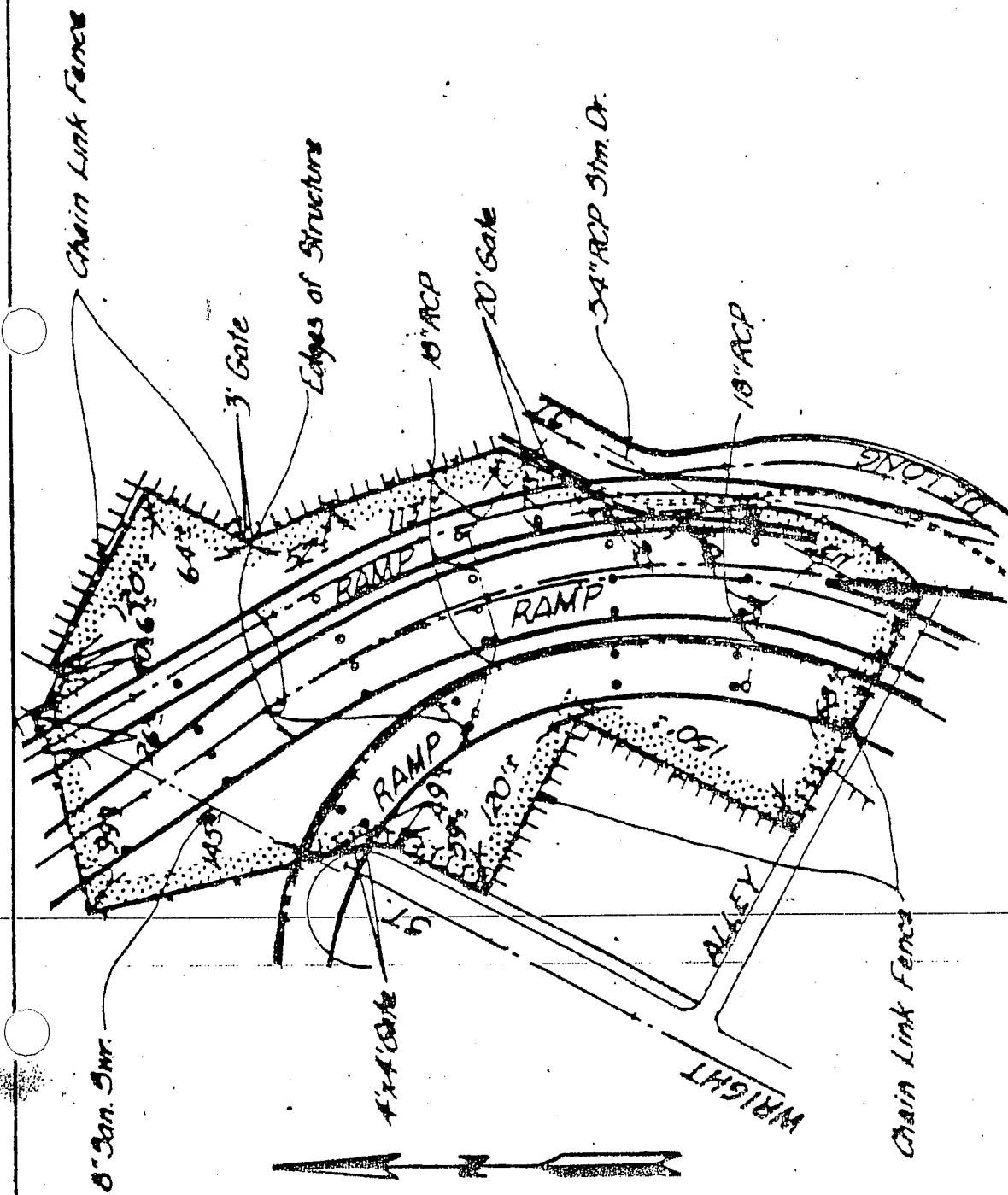
SCALE: NONE

DRWN: B.T. CHKD:

DATE: 1-12-78

28302-C

DIST. COUNTY	E	P.M.
VII L.A.	10	4:0




APPROXIMATE AREAS	
Covered Area	50,876 Sq. Ft.
Clear Area	57,663 " "
Gross Area	96,539 " "
Less Columns	427 " "
Net Area	96,112 " "

NOTE: Complete And Accurate
Utility Data Should Be
Verified By The Lessee.
Columns: 4' Diameter Column
Clearance: 24"±

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION

XHBIT MAP

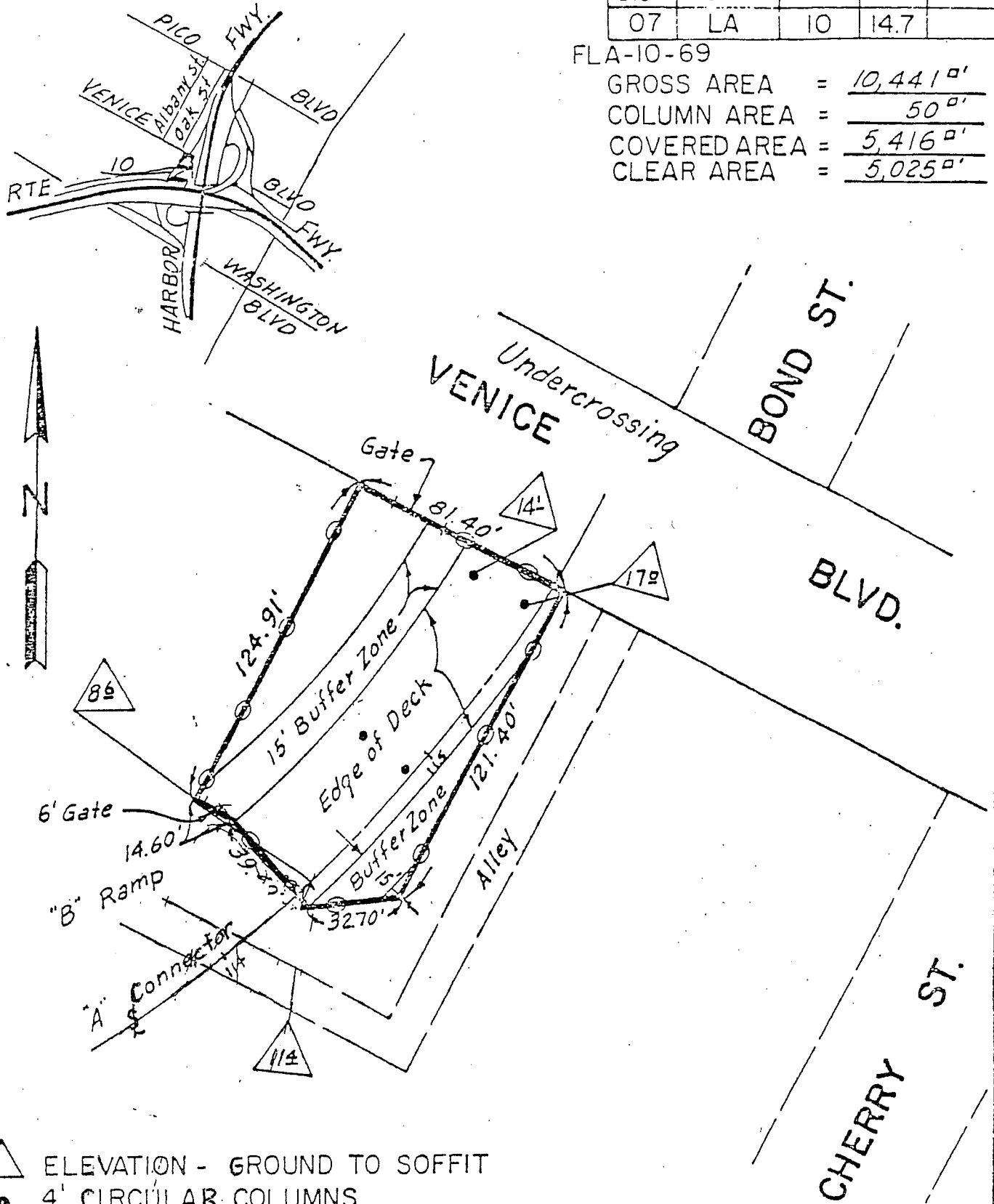
REEFWAY LEASE AREA 07-FLA-10-61

 Fwy. Access Area
 ULL Existing Access Control
 DRAWN: DLP:CHD
 DATE: DEC. 3, 1974
 SCALE: 1" = 100'

DIST	COUNTY	RTE	P.M.
07	LA	10	14.7

FLA-10-69

GROSS AREA	=	10,441 ^{sq} '
COLUMN AREA	=	50 ^{sq} '
COVERED AREA	=	5,416 ^{sq} '
CLEAR AREA	=	5,025 ^{sq} '



- △ ELEVATION - GROUND TO SOFFIT
- 4' CIRCULAR COLUMNS
- ⊗ CHAIN LINK FENCE

UTILITIES SHOULD BE VERIFIED BY LESSEE

STATE OF CALIFORNIA — DEPARTMENT OF TRANSPORTATION — DISTRICT 07

INVENTORY

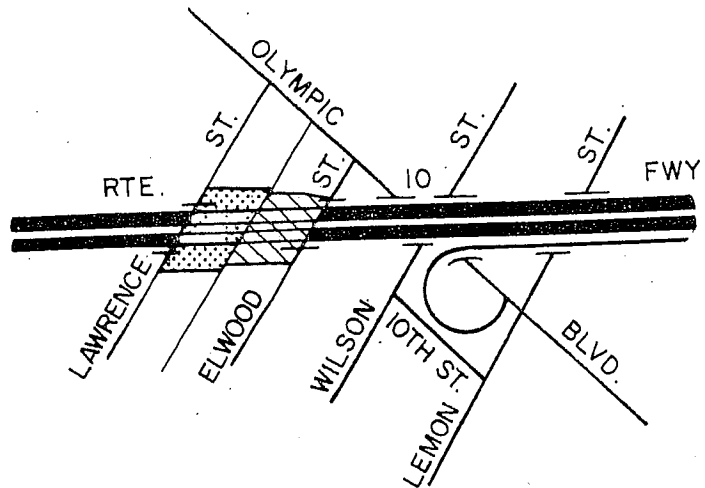
FREEWAY LEASE AREA
07-FLA-10-69

SCALE: 1" = 50'
 DRWN: EM CHKD: SF
 DATE: 1-30-78
 25528-C

REF. MAP: F2078-4, 25033-C, FLA MAP NO. 25035-C

IN THE CITY OF LOS ANGELES

DIST.	COUNTY	RTE.	P.M.
07	LA	10	17.2

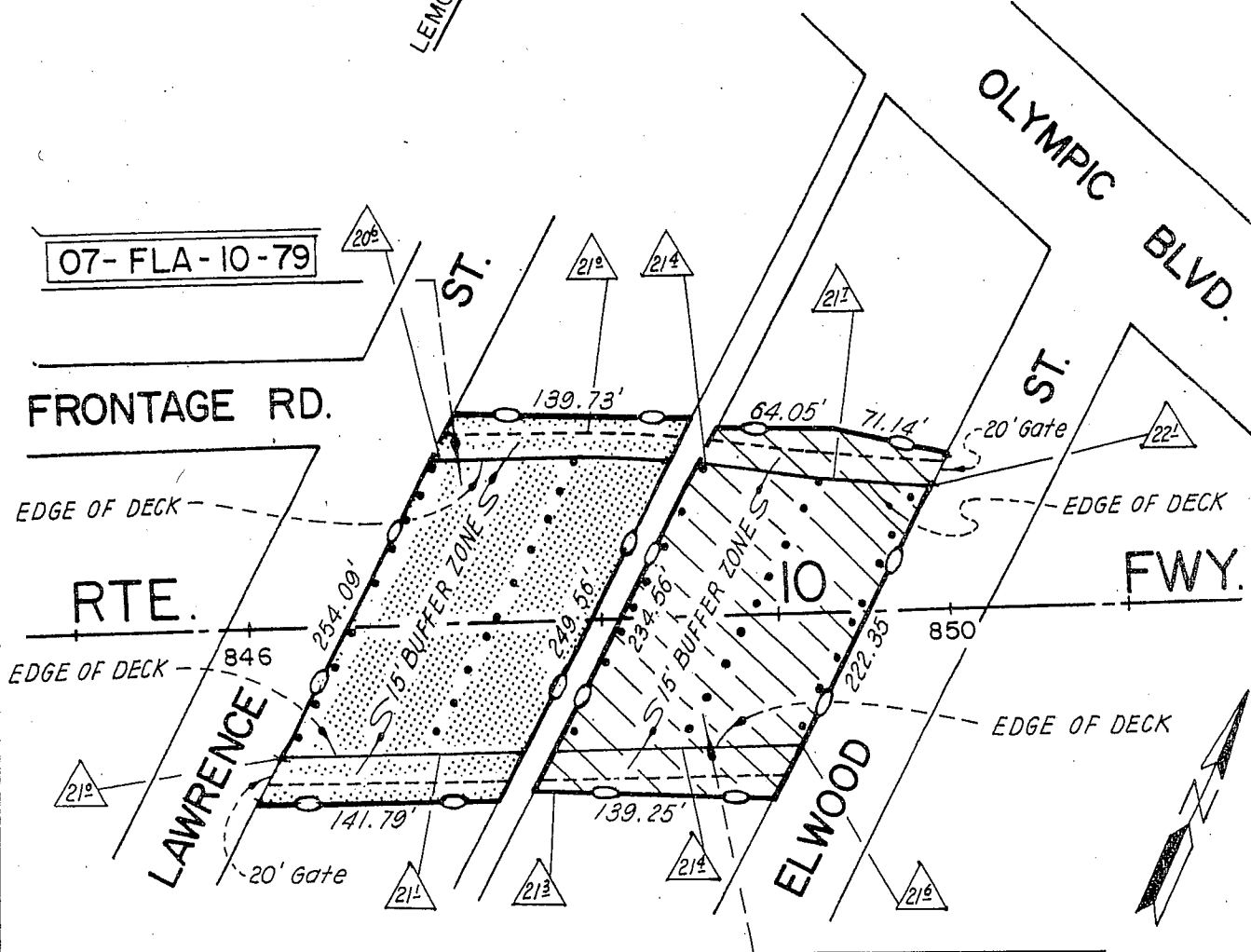


FLA-10-79

GROSS AREA	=	31,584
COLUMN AREA	=	141
COVERED AREA	=	23,703
CLEAR AREA	=	7,881

FLA-10-83

GROSS AREA	=	29,138
COLUMN AREA	=	184
COVERED AREA	=	22,003
CLEAR AREA	=	7,135



△ ELEVATION - GROUND TO SOFFIT
• 3' CIRCULAR COLUMN

— CHAIN LINK FENCE

UTILITIES SHOULD BE VERIFIED BY LESSEE

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION - DISTRICT 07

PRELIMINARY

FREEWAY LEASE AREAS
(07-FLA-10-79 & 07-FLA-10-83)

REF. MAP: F 2081-2 & 25042-C

SCALE: 1" = NONE

DRWN: VJR CHKD: JI

DATE: 10-19-77

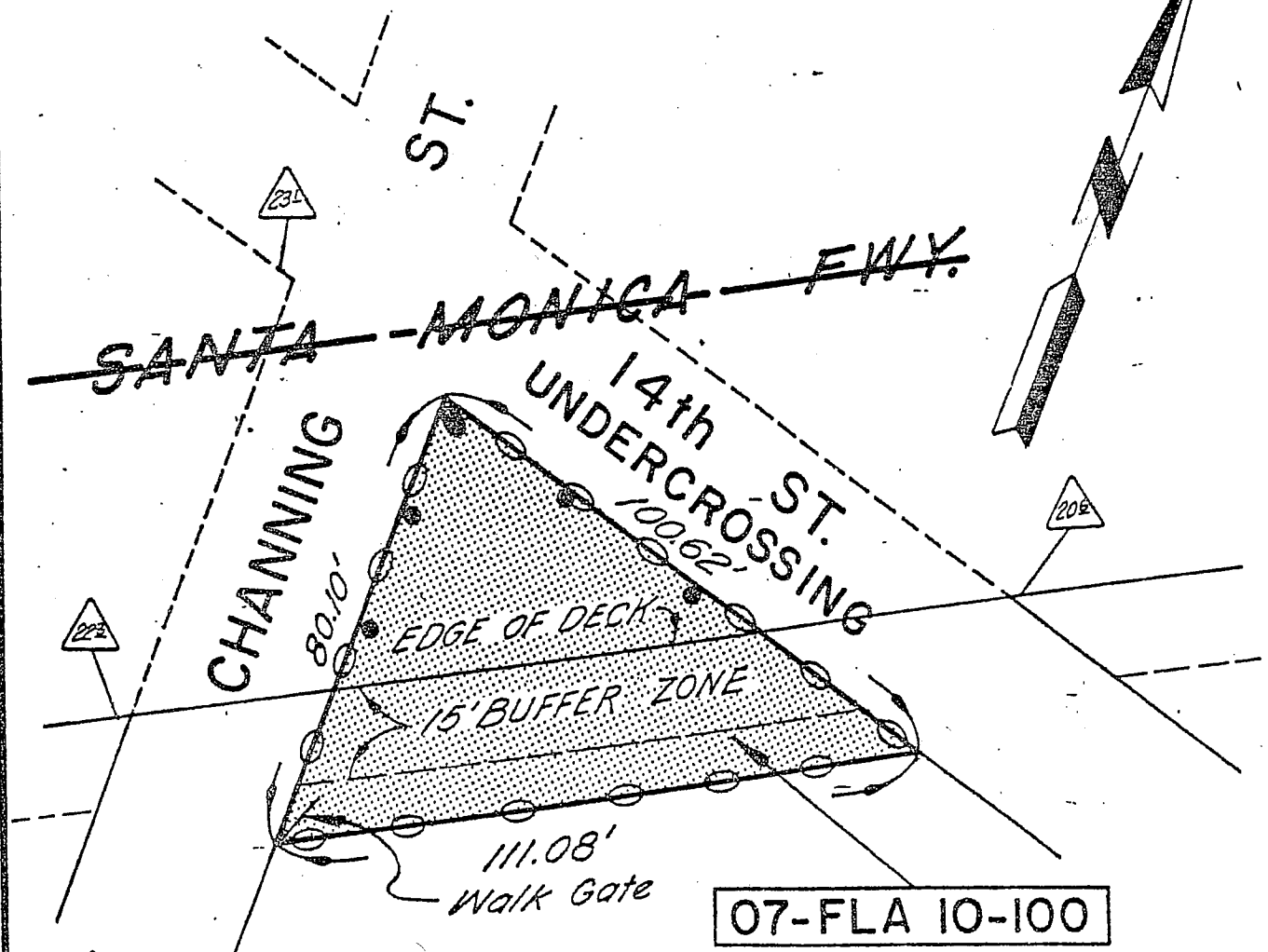
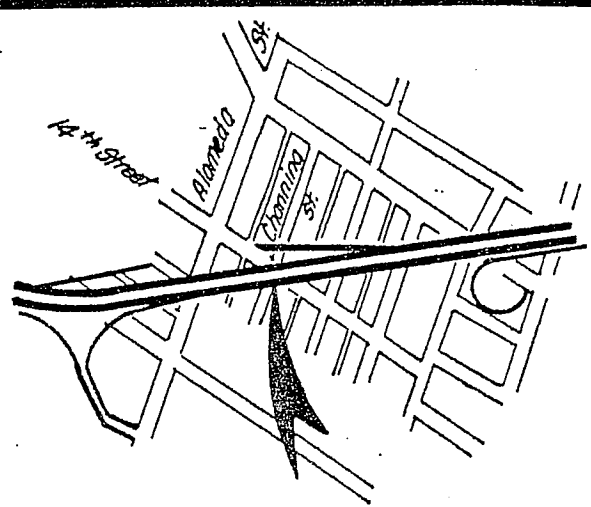
25519-C

07-05-80 Rev. July 73

DIST.	COUNTY	RTE.	P.M.
07	LA.	10	17.2

FLA-10-100

GROSS AREA = 3,890[#]
COVERED AREA = 1,709[#]
CLEAR AREA = 2,181[#]
COLUMN AREA = 79[#]



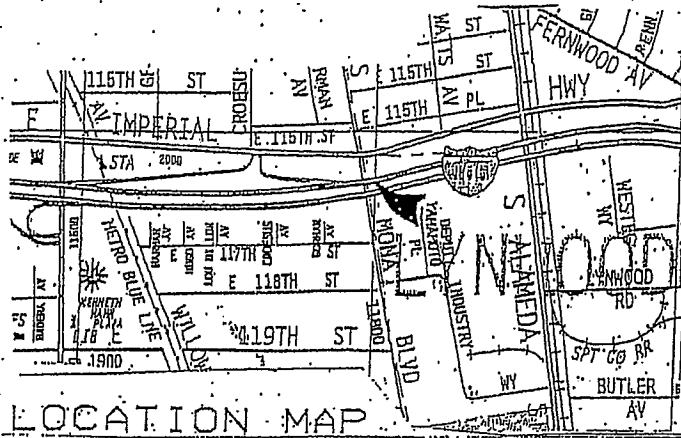
07-FLA 10-100

- ELEVATION - Ground to Soffit
- 4' x 8' COLUMN
- 48" CIRCULAR COLUMNS
- CHAIN LINK FENCE

Utilities should be
verified by Lessee

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION - DISTRICT 07	
INVENTORY	FREEWAY LEASE AREA (07- LA 10-100)
REF. MAP: F-2081-2 & FLA. APP. MAP NO. 25042-C	SCALE: NONE DRWN: J.Q, CHKD: K.D. DATE: 8-29-79 MAP NO: 25607-C

CITY OF LYNWOOD



LOCATION MAP

DIST	COUNTY	ROUTE	POST MILE
07	LA	105	10.5

GROSS AREA 131,048 S.F.
 COLUMN AREA 783 S.F.
 LEASE AREA 130,265 S.F.

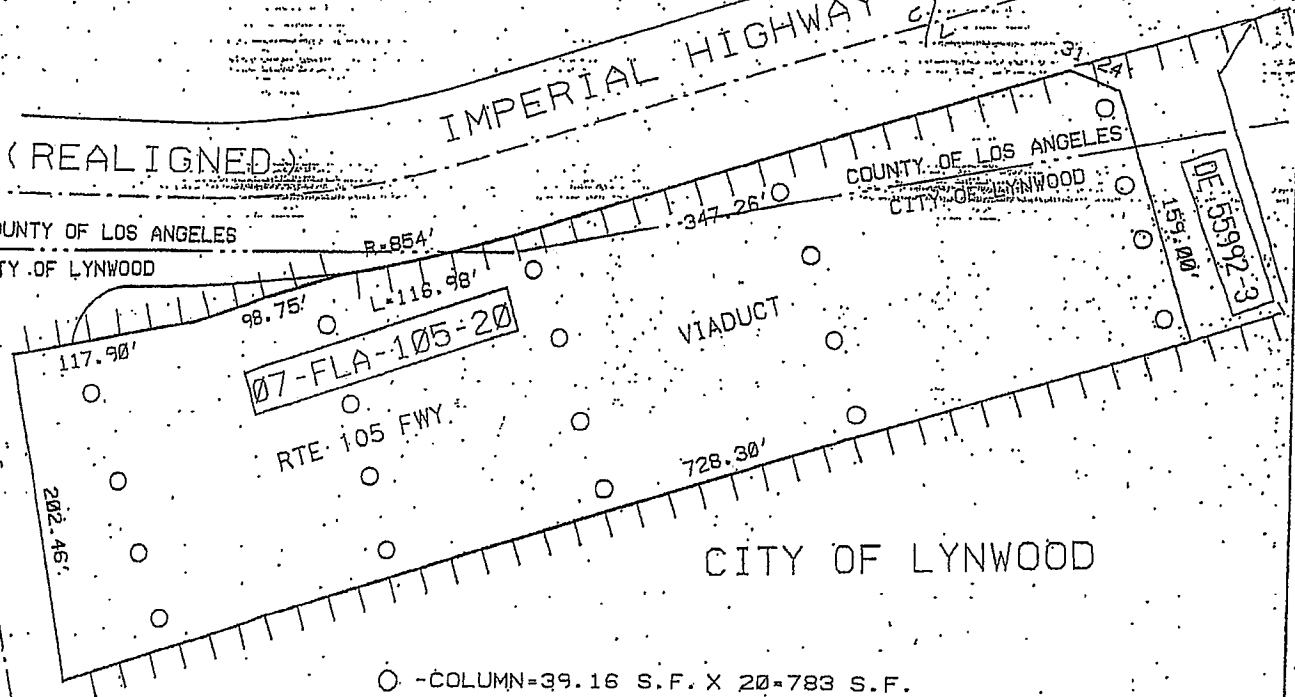
WATTS PARK TRACT
 M.B. 8-70

COUNTY OF LOS ANGELES

(REALIGNED) IMPERIAL HIGHWAY

COUNTY OF LOS ANGELES
 CITY OF LYNWOOD

MONA BLVD



○ - COLUMN = 39.16 S.F. X 20 = 783 S.F.

STATE RETAINS ACCESS RIGHTS INTERSTATE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

INVENTORY

FREEWAY LEASE AREA
07-FLA-105-20

REF. MAP: 26182-C F1140-4;6

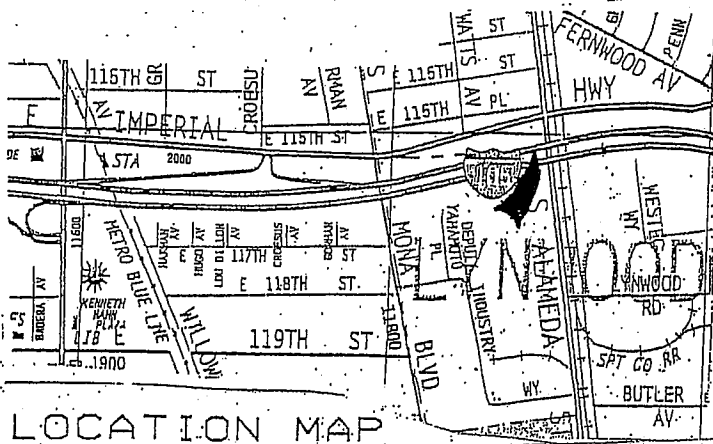
SCALE: NONE

DRWN: JM · CH · FC

DATE: 10-05-06

CITY OF LYNWOOD

DIST	COUNTY	ROUTE	POST MILE
07	LA	105	10.5



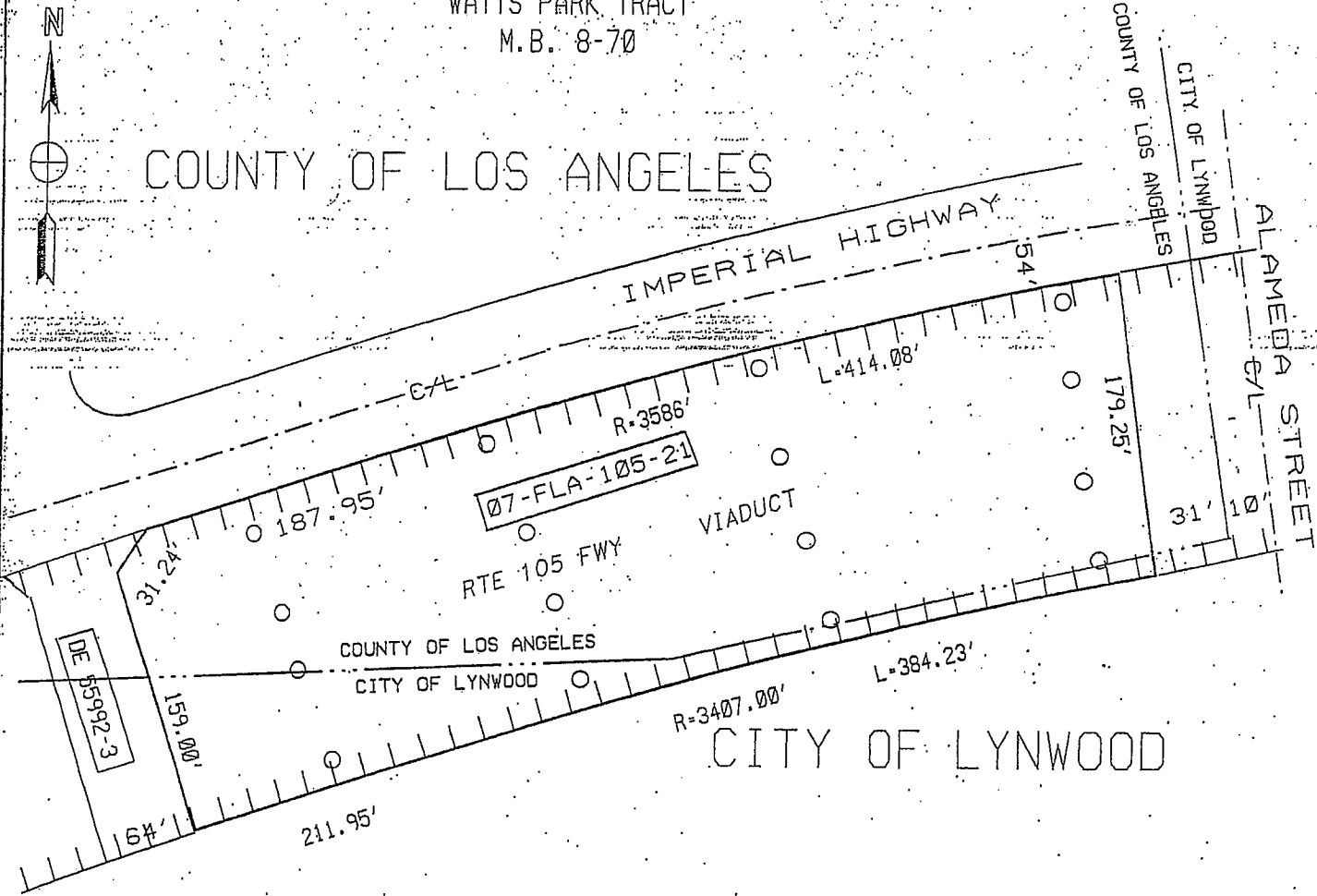
GROSS AREA 109,149 S.F.
 COLUMN AREA 627 S.F.
 LEASE AREA 108,522 S.F.

LOCATION MAP

WATTS PARK TRACT
 M.B. 8-70



COUNTY OF LOS ANGELES



○ - COLUMN=39.16 S.F. X 16-627 S.F.

STATE RETAINS ACCESS RIGHTS

INTERSTATE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

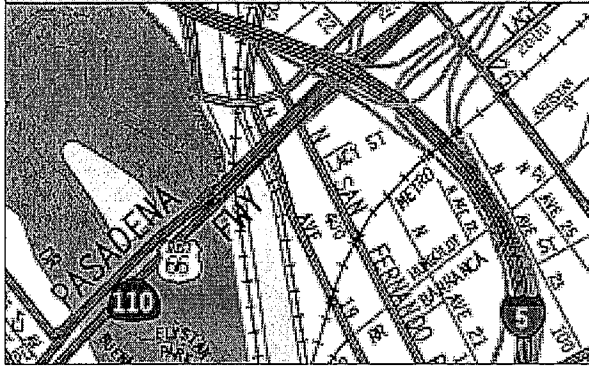
INVENTORY

FREEWAY LEASE AREA
07-FLA-105-21

SCALE: NONE
 DRWN: JM CHKD: FC
 DATE: 10-05-006

REF. MAP: 26182-C F1149-4,6

CITY OF LOS ANGELES



LOCATION MAP NO SCALE

DIST	COUNTY	ROUTE	POST MILE
07	LA	110	25.8

APPROXIMATE AREAS

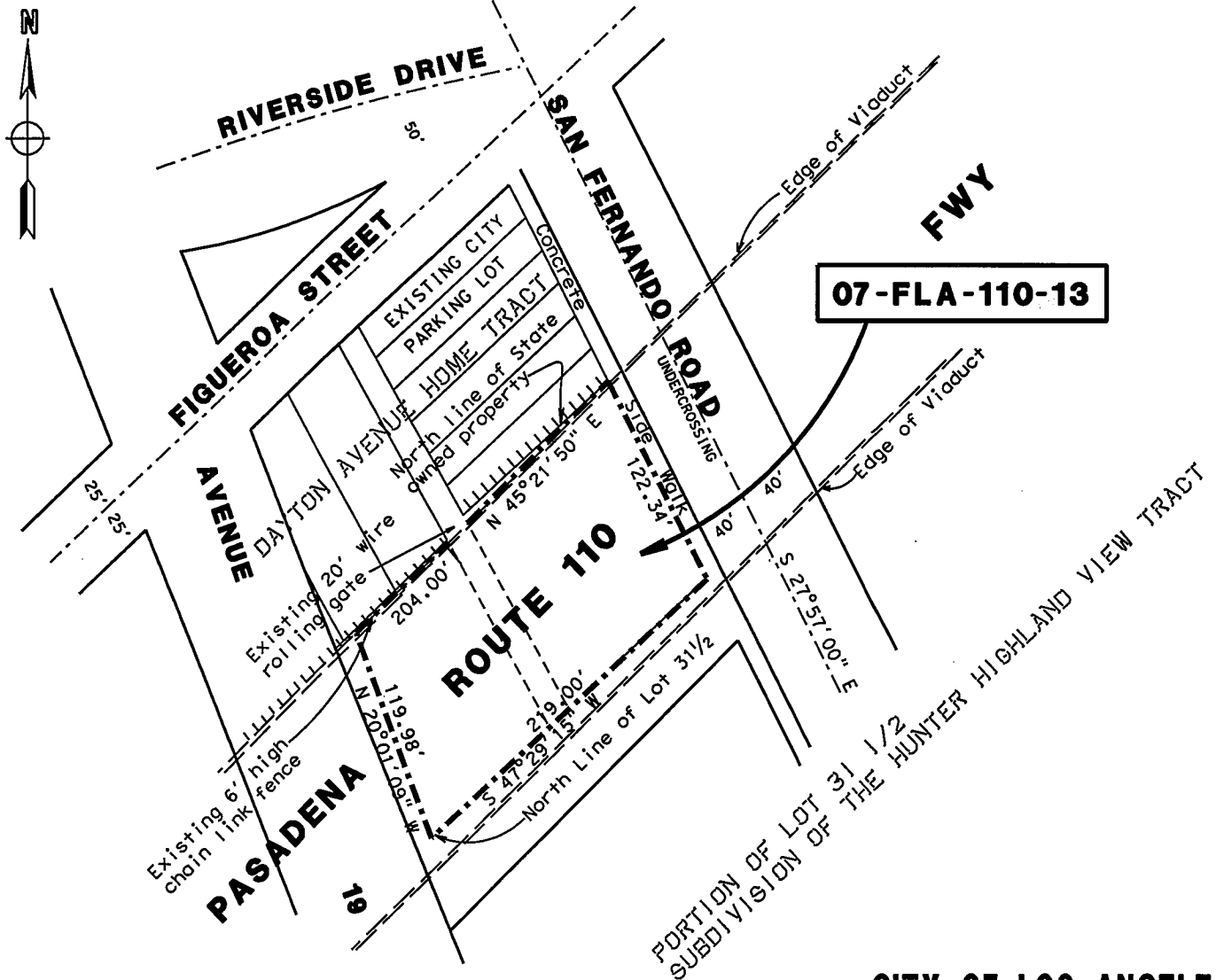
GROSS AREA= 24,091 SF

LESS COLUMN AREA= 420 SF

NET AREA = 23,671 SF

Note 1: Approximate Vertical Height from grade to bottom of bridge beams= 22' more or less.

Note 2: Complete and Accurate Utility Data Should Be Verified By The Leasee.



STATE RETAINS ACCESS RIGHTS

CITY OF LOS ANGELES

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

INVENTORY

FREEWAY LEASE AREA

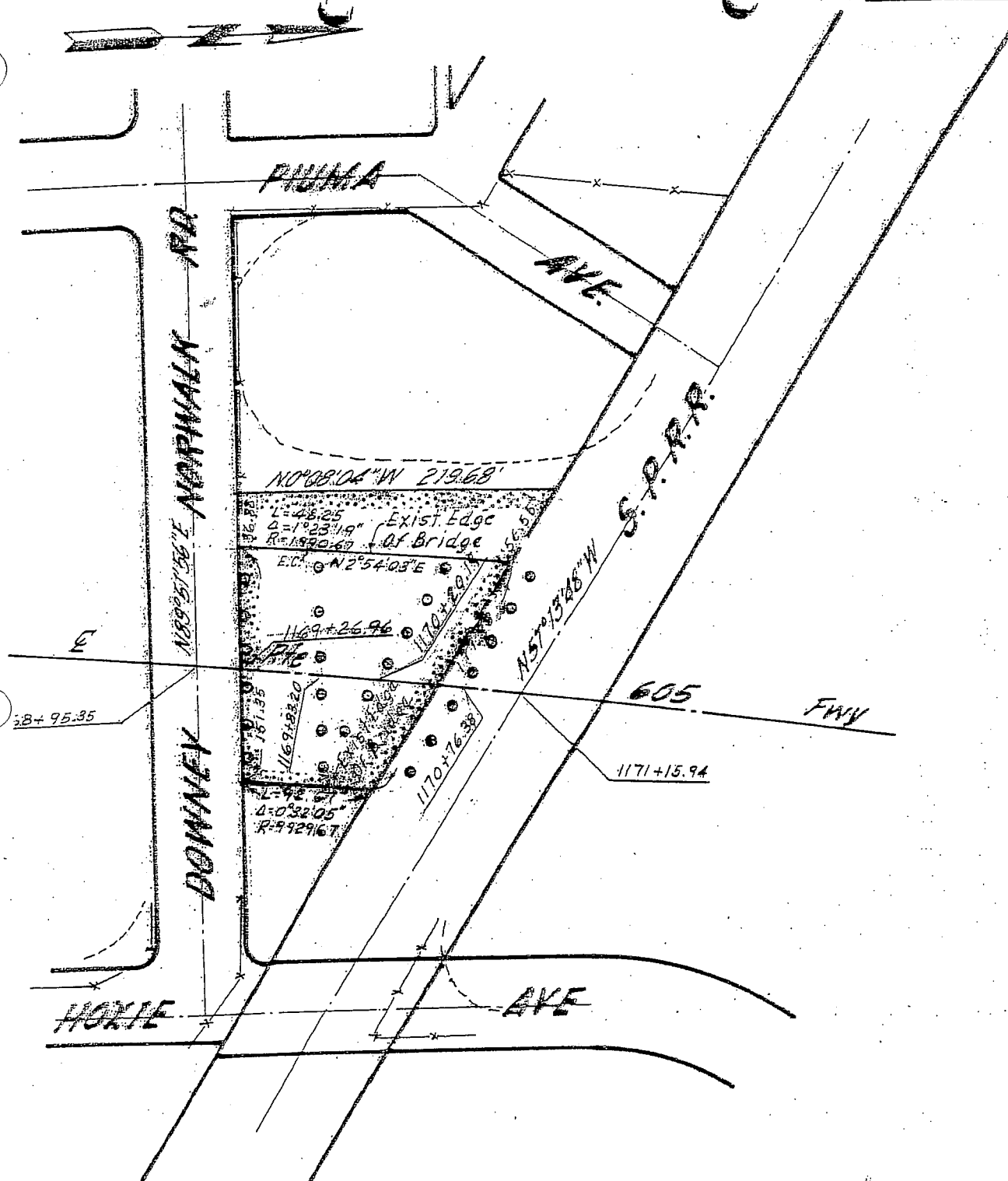
07-FLA-110-13

REF. MAP: F1764, INV FLA 25226-C

SCALE: NONE

DRWN: FC CHKD: JM

DATE: 04-22-2009



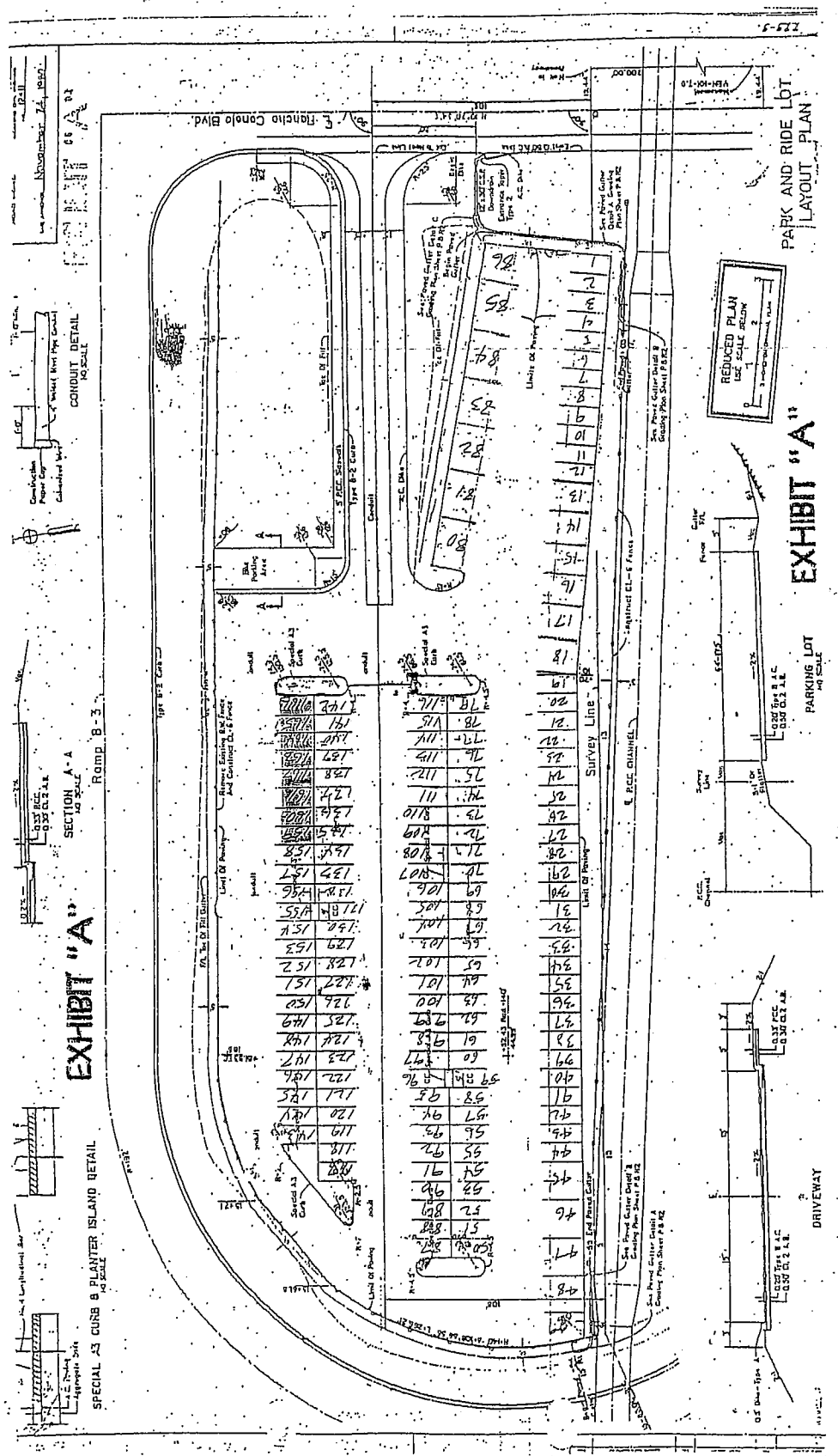
CITY OF NORWALK

GROSS AREA	30,303
BRIDGE AREA (Incl. Supports)	21,585
SUPPORTS	138
OPEN AREA	8,745
Net AREA	7-FLA-605-430, 165

Exhibit A

x-x Fence
o Bridge Column

07-VEN-101-014





City of Thousand Oaks Finance Department

Please complete the application forms and either mail or fax them back to the Finance Department. Consult the fee schedule below to determine the total amount owing. If this is your first business license do not forget to include the one time application-processing fee. If you are renewing an existing license, include a renewal fee.

GROSS RECEIPTS FEE SCHEDULE

The business tax fee is for one calendar year. To determine the amount of the fee, find the amount of your actual gross receipts for the prior year and select the quarter in which the business started. If this is a new business, estimate 12 months of gross receipts.

	1 ST QUARTER	2 ND QUARTER	3 RD QUARTER	4 TH QUARTER
\$ 0 - \$15,000	\$ 20.00	15.00	10.00	10.00
15,001 - 30,000	25.00	18.75	12.50	10.00
30,001 - 45,000	30.00	22.50	15.00	10.00
45,001 - 60,000	35.00	26.25	17.50	10.00
60,001 - 75,000	40.00	30.00	20.00	10.00
75,001 - 90,000	45.00	33.75	22.50	11.25
90,001 - 105,000	50.00	37.50	25.00	12.50
105,001 - 130,000	60.00	45.00	30.00	15.00
130,001 - 155,000	70.00	52.50	35.00	17.50
155,001 - 180,000	80.00	60.00	40.00	20.00
180,001 - 205,000	90.00	67.50	45.00	22.50
205,001 - 255,000	100.00	75.00	50.00	25.00
255,001 - 305,000	110.00	82.50	55.00	27.50
305,001 - 355,000	120.00	90.00	60.00	30.00
355,001 - 405,000	130.00	97.50	65.00	32.50
405,001 - 455,000	140.00	105.00	70.00	35.00
455,001 - 505,000	150.00	112.50	75.00	37.50
505,001 - 605,000	190.00	142.50	95.00	47.50
605,001 - 705,000	230.00	172.50	115.00	57.50
705,001 - 805,000	270.00	202.50	135.00	67.50
805,001 - 905,000	310.00	232.50	155.00	77.50
905,001 - 1,000,000	350.00	262.50	175.00	87.50
1,000,001 - 2,000,000	350 + .24 per thousand dollars of gross receipts in excess of \$1,000,000			
2,000,001 - 3,000,000	590 + .20 per thousand dollars of gross receipts in excess of \$2,000,000			
3,000,001 - 4,000,000	790 + .16 per thousand dollars of gross receipts in excess of \$3,000,000			
4,000,001 - 5,000,000	950 + .12 per thousand dollars of gross receipts in excess of \$4,000,000			
5,000,001 - Over	1,070 + .08 per thousand dollars of gross receipts in excess of \$5,000,000			

Add processing fee: \$55.00 - New Applications or \$12.00 - Renewing Existing Accounts.

Payment Instructions:

To pay by credit card (Visa or Master Card only), you may fax the completed application(s). Please provide the credit card number and expiration date by calling (805) 449-2201 (Fax number: 805-449-2289).

Fee Worksheet:

Business License Fee from schedule above:	\$	_____
Certificate of Occupancy Permit	\$	<u>100.00</u>
New or Renewal Processing Fee:	\$	<u>55.00 or \$12.00</u>
Total Fee:	\$	_____

Mailing Instructions:

Please make checks payable to the City of Thousand Oaks.

Mail To: City of Thousand Oaks
Finance Department - Business License
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362

**For any questions please call (805) 449-2201 during regular business hours
Monday through Friday from 8:00 am to 5:00 pm**



City of Thousand Oaks

BUSINESS TAX CERTIFICATE APPLICATION

For Office Use Only

Location ID _____

☐ UPDATE ONLY

PLEASE COMPLETE ALL FIELDS ON THIS FORM.

BUSINESS NAME		DATE OPENED AT THIS LOCATION	
BUSINESS ADDRESS (Physical Address Required) _____			
CITY		STATE	ZIP CODE
A SUBSIDIARY OF (If Applicable) _____			
MAILING ADDRESS _____			
CITY		STATE	ZIP CODE
OWNERSHIP TYPE <input type="checkbox"/> Sole Owner <input type="checkbox"/> Exempt	FEDERAL TAX ID	BUSINESS EMAIL	
<input type="checkbox"/> Corporation / in what State _____	BUSINESS PHONE	BUSINESS FAX	
<input type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability Corp			
OWNER/OFFICER NAME #1) _____		TITLE _____	HOME PHONE _____
ADDRESS _____		CITY _____	STATE _____ ZIP CODE _____
SOCIAL SECURITY #	DATE OF BIRTH	DRIVERS LICENSE # / STATE	
OWNER/OFFICER NAME #2) _____		TITLE _____	HOME PHONE _____
ADDRESS _____		CITY _____	STATE _____ ZIP CODE _____
SOCIAL SECURITY #	DATE OF BIRTH	DRIVERS LICENSE # / STATE	
DESCRIPTION OF BUSINESS <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input type="checkbox"/> Service <input type="checkbox"/> Manufacturing <input type="checkbox"/> Construction			CLASSIFICATION (Office Use Only)
PLEASE DESCRIBE IN DETAIL: _____			
GROSS RECEIPTS 12 Months Estimated/Actual		SALE OF FIREARMS <input type="checkbox"/> Yes <input type="checkbox"/> No	
# OF EMPLOYEES	# OF VEHICLES	SQ. FOOTAGE	RESALE LICENSE #
***STATE CONTRACTOR LIC. NO. _____ CLASS _____ EXPIRATION _____			
COPY OF VALID STATE CONTRACTOR'S WALLET CARD REQUIRED			
BUSINESS LOCATION <input type="checkbox"/> Home <input type="checkbox"/> Office/Retail/Commercial Bldg. <input type="checkbox"/> Industrial/Manufacturing <input type="checkbox"/> Out of City <input type="checkbox"/> Additional Location/Branch			

For Home Based Businesses Located Within the City of Thousand Oaks

A listing of business tax certificate holder's business name, business address, business telephone number, owner's name and type of business will be released upon request and payment of appropriate fees. Home-based business owners may elect to exclude their address and telephone number from this listing by indicating such preference in the space provided below.

If you wish to EXCLUDE your home-based business address or telephone number, check the appropriate box for exclusion

ADDRESS ☐

PHONE ☐

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING STATEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND UNDERSTAND THAT THE INFORMATION IS SUBJECT TO VERIFICATION.

SIGNATURE _____ TITLE _____ DATE _____

NO DOOR-TO-DOOR SOLICITATION WITHOUT VENDOR PERMIT

CONTROL # _____		PERMIT ACCT. # _____		FOR OFFICE USE ONLY	
				LICENSE # _____	
				RECEIPT # _____	
STAFF SIG. _____					
COMMENTS: _____					



City of Thousand Oaks

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

(805) 449-2500

PLANNING DIVISION

(805) 449-2323

HOUSING/REDEVELOPMENT DIV.

(805) 449-2393

CERTIFICATE OF OCCUPANCY APPLICATION

Submit this Application to Finance with your Business License Application

**For submittal questions, call
(805) 449-2201.

** For application status, call
(805) 449-2500.

FINANCE DEPARTMENT USE ONLY

Date: _____ Fee: \$100 Receipt #: _____

B/L Control #: _____ Same Location w/Address Change ☐

Business Name: _____

Owner(s) Name: _____ Date Business Opening: _____

Address (and Suite): _____

City: _____ State: _____ ZIP: _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

Business Phone: (____) _____ Home: (____) _____

List products and/or services to be provided: _____

Building Owner(s) Name: _____

Address: _____

City: _____ State: _____ ZIP: _____

Prior Bldg. Use: _____ Proposed Bldg. Use: _____

Floor Area (Sq. Ft.): _____ Number of Employees: _____

Type of Equipment to be Used: _____

Is There Any Storage or Handling of Hazardous Materials? ☐ Yes ☐ No

If Yes, Give the Quantities and Nature of Use: _____

I declare under penalty of perjury that the foregoing statements are true and correct to the best of my knowledge and understand that the information is subject to verification.

Signature: _____ Title: _____ Date: _____

FOR CDD USE ONLY

Department	Approved	Denied	Date	Remarks
Planning				
Building				
Assessor's Parcel #:	Use Zone:		Date Cof O Issued:	
Previous Occupancy:	Occupancy Type:		Type of Construction:	

CDD:465-80/h:common/forms.../Building/Certificate.../Certificate of Occupancy Appl.doc (6/08)